

Office and Industrial Zoning Districts Summary

PD-OP (Planned Development Office Park)

Established primarily for development of administrative, business and professional offices and necessary supporting accessory uses and facilities, designed in a park like atmosphere. Projects should be designed to include extensive landscaping with careful attention to aesthetic considerations such as signs, lighting, parking, and service area.

FAR/density maximum: 0.40 up to 0.45 with modifications

PD-RDP (Planned Development Research and Development Park)

A planned employment park designed to provide for a mixture of research and development firms, office complexes, and associated manufacturing. Encourages linked industries to cluster within the employment center.

FAR/density maximum: 0.40 up to 0.60 with Board of Supervisor approval. Buildings can exceed a 0.60 FAR; however the overall district cannot exceed 0.60 FAR

PD-IP (Planned Development Industrial Park)

Established for light and medium industrial uses such as: flex, manufacturing and supporting office. Provides for necessary supporting accessory uses and facilities designed in a park-like atmosphere. Special Exception is required to increase office use to 100% and to allow outdoor storage.

FAR/density maximum: 0.40

PD-GI (Planned Development General Industrial)

Established for medium industrial uses with a public nuisance potential such as: storage, manufacturing, distribution, freight forwarding. Outdoor storage permitted.

FAR/density maximum: 0.40.

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PD-TREC (Planned Development - Transit Related Employment Center)

Established to provide for a mix of compatible uses in a high-density, pedestrian and transit-oriented, and compact employment or special activity center. The district regulations are designed to accommodate high-intensity employment or a special activity use and supporting a mixture of uses appropriate to a district location that is: within the 65 Ldn noise contours associated with Washington/Dulles Airport and adjacent to planned rapid bus and rail transit lines.

FAR/density maximum: Tied to Rail

0.60 prior to bus

1.0 with bus

2.0 with rail

PD-TRC (Planned Development - Transit Related Center)

Established to provide for a compatible mixture of commercial, cultural, institutional, governmental, recreational, and high density housing uses in compact, pedestrian oriented, transit oriented developments and transit-designed supportive areas serving as focal points for nearby related activity centers and residential areas. Planned rail and bus facilities are integral to this mixed-use concept and the County will consider density increases as roads, bus and rail service are available to the district. These higher intensity, mixed-use development projects will serve to promote linkage of employment and residential uses.

FAR/density maximum: Tied to Rail

0.60 prior to bus

1.0 with bus

2.0 with rail

CLI (Commercial Light Industry)

Established to accommodate a mix of similar and compatible office and industrial uses, and related supportive commercial retail and service uses along the Route 50/John Mosby Highway Corridor. The CLI district shall have limited traffic and aesthetic impacts on

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surrounding properties and on supporting public facilities and utilities. The CLI district is intended to generate development through the use of creative design that will enhance the character of the surrounding area and contribute to the development of a distinctive gateway along the Route 50 corridor. The district may allow tourist supportive uses to serve visitors and maximize on opportunities afforded by its proximity to the Air and Space Museum.

FAR/density maximum: 0.30 up to 0.40

MR-HI (Mineral Resource - Heavy Industry)

Established in order to protect the mineral resources, primarily diabase rock, of the County for possible future economic development, to provide for diabase resource extraction operations at appropriate locations and under controlled conditions; to co-locate with quarries compatible heavy industrial uses; to permit continued agricultural practices, and to permit residential and other uses only to the extent that they may be compatible with resource extraction. This district is to be applied as a long term, but interim, district, recognizing that areas devoted to resource extraction may and should be converted, ultimately, to other compatible and beneficial uses consistent with the Comprehensive Plan.